



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

H 843682

Certified that the Endorsement Sheet / Sheets and Signature Sheet / Sheets attached to this Document are part of the Document itself.

[Signature]
Addl. Dist. Sub-Registrar

Belpur, Birbhum

17 FEB 2023

DEVELOPMENT AGREEMENT

**THIS DEVELOPMENT AGREEMENT MADE ON
THIS 17TH DAY OF FEBRUARY TWO
THOUSAND TWENTY THREE**

S. Ghosh
Adv.

12-10-23
429554/23
17/2
6-5000

BETWEEN

1. **PRNOTI DUTTA** wife of Late Biswanath Dutta, daughter of Late Bhabani Charan Dutta **PAN IAQPD7218R, Aadhaar 9532 3547 4553** by occupation - Housewife, by faith - Hindu, by nationality - Indian,

2. **PRADIP DUTTA** son of Late Biswanath Dutta, **PAN ADUPD5033F, Aadhaar 5861 5413 4397** by occupation - Business, by faith - Hindu, by nationality - Indian,

3. **SUDIP KUMAR DUTTA** son of Late Biswanath Dutta, **PAN ADUPD5034C, Aadhaar 8333 1987 6070** by occupation - Business, by faith - Hindu, by nationality - Indian,

all are residing at Bolpur Trisulapatty, P.O & P.S - Bolpur, District - Birbhum, West Bengal, Pin - 731204, hereinafter referred to as the **LAND OWNERS** (which expression shall unless excluded by or repugnant to the subject or context be deemed to include their respective heirs, executors, administrators, legal representatives and assigns) **PARTY OF THE FIRST PART.**

AND

"B N CONSTRUCTION" a sole Proprietorship having its principal place of Business at Bolpur, Trisulapatty, P.O & P.S - Bolpur, District - Birbhum, West Bengal, Pin - 731204, represented by **PRADIP DUTTA** son of Late Biswanath Dutta having **PAN ADUPD5033F, Aadhaar 5861 5413 4397** by occupation - Business, by faith - Hindu, by nationality - Indian, residing at Bolpur, Trisulapatty, P.O & P.S - Bolpur, District - Birbhum, West Bengal, Pin - 731204, hereinafter referred to as **"THE DEVELOPER/BUILDER"** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, successors, executors, legal representatives, administrators and assigns) **PARTY OF THE SECOND PART.**

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WHEREAS one Biswanath Dutta was the previous owner of 13 decimal lying and situated at Mouza - Kalikapur, J.L. No. - 98, R.S. & L.R Plot no 57/1500, under P.S. Bolpur, A.D.S.R.O - Bolpur, District - Birbhum.

AND WHEREAS while seized and possessed of the aforesaid property without any interruption or encumbrances by the aforesaid Biswanath Dutta transferred measuring an area of 2.60 Decimal land lying and situated at Mouza - Kalikapur, J.L no 98 comprised R.S & L.R Plot no - 57/1500, within the jurisdiction of Bolpur Municipality, Additional District Sub-Registrar Bolpur, District Birbhum, to Pradip Dutta and an area of 2.24 decimal land lying and situated at Mouza - Kalikaur, J.L no 98 comprised R.S & L.R Plot no - 57/1500, within the jurisdiction of Bolpur Municipality, Additional District Sub-Registrar Bolpur, District Birbhum, to Sudip Kumar Dutta by virtue of a Deed of Gift dated 05.01.2000 duly registered in the office of A.D.S.R Bolpur being deed no 143 for the year 2000.

AND WHEREAS after obtained the R.S & L.R Plot no - 57/1500 of Mouza - Kalikapur, J,L no 98 within the jurisdiction of Bolpur Municipality Additional District Sub-Registrar Bolpur, District Birbhum, Pradip Dutta and Sudip Kumar Dutta duly recorded their names in L.R.R.O.R in Khatian no 1282 and 1283 respectively.

AND WHEREAS Biswanath Dutta died leaving behind his wife Pronoti Dutta and two son Pradip,Dutta and Sudip Kumar Dutta as his legal heirs as per Hindu Succession Act 1956.

AND WHEREAS after the death of Biswanath Dutta his rest portion of R.S. & L.R Plot no - 57/1500 of Mouza - Kalikpur, J.L no 98 under P.S - Bolpur,

District – Birbhum devolved upon his three legal heirs Pronoti Dutta, Pradip Dutta and Sudip Kumar Dutta in equal share.

AND WHEREAS Pronoti Dutta, Pradip Dutta and Sudip Kumar Dutta after the death of Biswanath Dutta became the absolute owners of 08.16 decimal of land of R.S & L.R Plot no – 57/1500 of Mouza – Kalikpur, J.L no 98 under P.S – Bolpur, District – Birbhum.

AND WHEREAS Pronoti Dutta, Pradip Dutta and Sudip Kumar Dutta duly recorded their name in L.R.R.O.R in Khatian no 5039, 5040 and 5039 respectively and Bolpur Municipality and paying necessary municipal taxes and also paying necessary rent with the B.L& L.R.O.

AND WHEREAS Pronoti Dutta, Pradip Dutta and Sudip Kumar Dutta are the absolute owners and possessor of all that piece or parcel of the said land measuring an area of **6.57** Decimal, lying and situated at Mouza - Kalikpur, J.L no 98 comprised R.S. & L.R Plot no 57/1500 under L.R Khatian no – 5039,1282 & 1283 within the jurisdiction of Bolpur Municipality, Additional District Sub-Registrar Bolpur, District Birbhum.

AND WHEREAS while seized and possessed of the aforesaid property the said Pronoti Dutta, Pradip Dutta and Sudip Kumar Dutta mutated their name in the records of local Bolpur Municipality being Municipal Holding no 149/143/82 & 150/144/83/A, under ward no 12 (13+14) and had been paying municipal taxes regularly.

AND WHEREAS now the owners, the party of the First Part herein, desires to construct a multistoried building upon their own share of land measuring about 6.57 decimal hereditaments Holding No. - 149/143/82 &

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150/144/83/A, under ward no 12 (13+14) of Bolpur Municipality which is more fully and particularly described in the First Schedule hereunder written after demolishing the old existing structure there from but the owners have no financial capacity and technical knowledge in respect of construction of multistoried building and as such they were in search of person or persons or firm, who can fulfill their said desire.

AND WHEREAS the above named owners of the First Part have given an offer to the party of the Second part urging them thereby to develop a multistoried building on the aforesaid plot of land measuring about **6.57** decimal which is more fully and particularly described in the First Schedule hereunder written at his own cost and in pursuance of the building plan as would be sanctioned by the Local Bolpur Municipality.

AND WHEREAS the party of the second part relying upon the representation made by the party of the First part and believing the same to be true and having immense experience as builder as well as having financial capability has/have accepted the said offer of the party of the First Part so as to effect development upon the said land as described in the First Schedule written hereunder after having due satisfaction as to the right, title and interest of the owner of the First Part over the said land as described in the First Schedule written hereunder on the terms and conditions as laid down hereunder and have been mutually agreed upon by and between the parties hereto.

AND WHEREAS for brevity and precision of this agreement following clarifications constituting thereby part of the agreement have been made.

NOW THIS AGREEMENT FOR DEVELOPMENT WITNESSETH as follows :-

ARTICLE -1 . DEFINITION

1.1 BUILDING : shall mean multistoried building comprising of several residential flats, shops and garages so to be constructed according to the plan, so to be sanctioned at the instance of the developer by the competent authority and so to be constructed on the said premises of the landowners more fully described in the "First" Schedule written herein below.

1.2 COMMON FACILITIES AND AMENITIES : Shall mean the area and amenities annexed to the said building to be erected over the first schedule of the property which includes entrance of the building, lift, stair case & stair ways in all floors, landing in all floors, top roof, common passage, boundary wall, parapit wall, Pump room, septic tank, electric meter room, water pipe lines, drain pipe line and proportionate share of land underneath, underground water reservoir, over head water tank, water pump and motor and other facilities which may be required for enjoyment, maintenance or management of the said building by all occupiers of the building and which has been described in the "Fifth" schedule written under.

1.3 SALEABLE SPACE : Shall mean the space within the building which is to be available as a flat/garage/shop etc. for independent use and occupation after making due provisions for landowners' allocation, common facilities and space required thereof.

1.4 OWNER'S ALLOCATION : Shall mean land owners will get 40% of the multi-storied proposed building to be allocated to the owners as per sanction plan together with proportionate undivided share of land and all common facilities and amenities attached to the other flats/apartments/shops/garages in the said premises by the Developer

to the Owner. The Owner's allocation has been described in the Second schedule below.

1.5 DEVELOPER'S ALLOCATION : Shall mean the entire constructed area save & except owner's allocation of the proposed multistoried building with proportionate share of land in accordance with the terms and conditions under these presents along with common parts, areas and common facilities and amenities as shown in the ground and upper floors of the building plan to be sanctioned by the Bolpur Municipality. The Developer's allocation has been described in the "Third" schedule below.

1.6 ARCHITECT : Shall mean such person or persons being appointed by the developer.

1.7 BUILDING PLAN : Shall mean such plan for the construction of the multistoried building which will be sanctioned by the Bolpur Municipality in the name of the land owners hereof for construction of the multi storied building, including its modifications and amenities and alterations if made at the cost and expenses of the developer.

1.8 LAND : Shall exclusively mean all that undivided Dokan land measuring about **6.57** Decimal which is lying and situated at Mouza - Kalikapur, J.L. No. - 98, R.S. & L.R. Plot No. 57/1500 under L.R Khatian No. 5039, 1282 & 1283 Holding No. 149/143/82 & 150/144/83/A, under ward no 12 (13+14) of Bolpur Municipality, P.S. Bolpur, A.D.S.R.O - Bolpur, District - Birbhum and more particularly described in the "First" schedule written herein below.

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ARTICLE - II, COMMENCEMENT

2.1 This agreement shall be deemed to have been commenced on and with effect from **17th** day of February 2023.

ARTICLE - III, LANDOWNERS' RIGHT & REPRESENTATION

3.1 POSSESSION : The land owner is now seized and possessed of and / or otherwise well and sufficiently entitled to the said premises and shall deliver physical as well as identical possession to the developer to develop the said premises.

3.2 The said land premises is free from all encumbrances and the land owner has marketable title in respect of the said premises.

3.3 Super Built up area means 25% over build up area (Excludes proportionate share of common area, lift, stair and lobby).

ARTICLE -IV, DEVELOPER / PROMOTER'S RIGHTS

4.1 The land owner hereby grants permission subject to what have been hereunder provided, exclusive right to the promoter / developer to build and construct a multistoried building upon the said premises of the land owner in accordance with the building plan so to be sanctioned by Bolpur Municipality at the costs and expenses of the developer in the name of the land owner with or without any amendment and / or modification to be made or caused to be made thereon by the developer.

4.2 All application, plans and other papers and documents that may be required by the promoter / developer for the purpose of obtaining necessary sanction from the Bolpur Municipality shall be prepared and submitted by the promoter / developer on behalf of the landowner and the land owner

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shall sign all such plans, application, other papers and documents as and when necessary and all costs and expenses including plan sanctioning costs will be borne by the developer / promoter.

4.3 It is made clear that all the flats/shops/garages/units being the developer's allocation in the entire Proposed building in all the floors will be the property of the developer herein and if the developer so desire/s, he/they (the developer herein) can sell it to the prospective buyers at any consideration or price at his/their (the developer herein) self discretion but the deed of conveyance of the same will be made only after demarcating the land owners' allocation.

4.4 Nothing in these presents shall be constructed as a demise or assignment or conveyance in law by the land owner of the said premises or any part thereof to the developer or as creating any right, title or interest in respect thereof to the developer other than exclusive licence to the developer to develop the same in terms hereof and to deal with the developer's allocation with interest to realize the amount invested with profit from the sell of developer's allocation.

4.5 The developer upon completion of the entire constructional work of the said multistoried building shall obtain completion certificate from appropriate authorities at his own costs and expenses and shall handover the same to the land owner.

4.6 The developer has every right to amalgamate this plot with another adjacent plot.

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ARTICLE - V, CONSIDERATION

5.1 The promoter / developer has/have agreed to built the said proposed multistoried building on the said premises of the land owner exclusively at his/their own costs and expenses and land owners shall not be required to contribute any sum towards the cost of construction of the said building or otherwise.

5.2 In consideration the land owner having agreed to grant exclusive right for developing the said premises in addition to the land owner's allocation so provided hereunder in Second Schedule. The developer / promoter has agreed to make and shall remain bound to make and bear several other necessary expenses as consideration for the purpose of development of the said premises and such consideration for all practical purposes will demand to be apparent consideration which are as follows :-

- a) Space allocation to the land owner.
- b) Costs, charges and expenses incurred for construction, erection and completion of the said new building at the said premises.
- c) Costs, charges and expenses on account of causing the plan or map prepared and to get the same sanctioned by the Bolpur Municipality.
- d) Costs, charges and expenses incurred for installation of water supply line, electricity service connection and main meter, sewerage, drainage and other connections.

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ARTICLE - VI, PROCEDURE

6.1 The land owner simultaneously with the execution of the present agreement shall grant unto and in favour of the developer hereto a Registered General/Development Power of Attorney for doing all such necessary acts, deeds and things for development of the said premises of the land owner including obtaining the necessary building plan from the Bolpur Municipality in the name of the land owners and all other necessary permission from different appropriate authorities to complete the constructional work of the proposed multistoried building as well as to enter in to agreement for sale with different prospective purchasers towards sale of flats, garages, shops out of his/their allocation (Developer's allocation) and also to prepare and present necessary deed of conveyance before A.D.S.R.O Bolpur, D.S.R, Birbhum or other competent authority for their registration.

6.2 It is categorically agreed to between the parties hereof that the developer shall obtain the requisite sanctioned building plan from the authorities of the Bolpur Municipality and shall complete the entire constructional work of the building within the period of 36 months from the date obtaining the sanctioned building plan. The said period will be extended for further period of twelve months due to non availability of labour, local problems and strike and such other things which is beyond control of the Developer. The property of the owner shall never be any subject matter for being incumbents.

ARTICLE - VII, DEALING OF SPACE IN THE BUILDING

7.1 The developer shall at his/their own costs and expenses and without creating any financial or other liability upon the land owners construct and

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complete the said multistoried building having several self contained flats and units in accordance with the sanctioned building plan.

7.2 The developer shall on completion of the building put the land owners in undisputed possession of the land owner's allocation together with the proportionate right of common facilities and amenities to be enjoyed proportionately with other owners of the flats and units but before such delivery of possession of land owner's allocation, the developer will be entitled to make registration of developer's allocation in favour of prospective purchasers.

7.3 The developer being the party of the Second Part shall be at liberty with exclusive right and authority to negotiate for the sale of flats / shops / floors / garages / units together with proportionate share of land excluding the space provided under land owner's allocation so mentioned hereinbefore of the said proposed building. It is clearly agreed and declared by the parties herein that the consideration money for such transfer as aforesaid including earnest money or initial payments or part payment and total consideration thereof shall be received by the developer and the land owner herein will have no right and share and will not be entitled to any portion thereof.

7.4 The land owner hereto at the request of the developer shall execute and register the necessary Deed of Conveyance unto and in favour of the purchaser or purchasers towards the sale of flat or flats and / or units and spaces from the developer's allocation in the building as and when called for.

ARTICLE - VIII, BUILDING

8.1 The developer shall at his (developer's) own costs, construct, erect and complete the building at the said premises in accordance with the

sanctioned plan with such materials and with such specifications as are mentioned in the Fourth Schedule hereunder written and as may be recommended by the architect from time to time. The land owner shall have the right to visit, inspect, make quarries and raise objection if the construction work is found not as per specification and sanctioned plan or infringement of any nature if there be any or if substandard building materials are being used or there is inferior workmanship.

8.2 As long as the developer duly observe/s and perform/s it's obligation in terms of this agreement, the land owner agree and covenant with the developer not to cause any interference or hindrance in the construction of the proposed building at the said premises by the developer and not to do any act, deed or thing whereby the rights of the developer hereunder may be affected or the developer is/are prevented from making or proceeding with the construction of the building.

ARTICLE - IX, COMMON RESTRICTIONS

9.1 The land owner's allocation in the proposed building shall be subject to the same restriction and use as is applicable to the developer's allocation in the building intended for common benefits of all occupiers of the building which shall include the followings.

9.2 Neither party hereof shall use their respective allocation in the building or any portion thereof for carrying on any obnoxious illegal and immoral trade or activity nor shall use the same in such manner which may cause any nuisances or hazard to the other occupiers of the building.

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9.3 Neither party shall demolish any wall or other structure in their respective allocation or any portion thereof or make any structural alteration therein without the previous consent of the other in this behalf.

9.4 Both the land owner and the developer shall keep the interior walls, floors, sewers, drains, pipes and other fittings and fixtures of their respective allocation in the building in good habitable condition so the same may not cause any damage to the building.

9.5 No goods of other items shall be kept by the either party for display or otherwise in the corridors or other places of common use in the building and no hindrance shall be caused in any manner in the free movement of users of the corridors and other places of common use in the building.

9.6 Neither party shall throw or accumulate any dirt, rubbish, waste and allow or permit the same to be thrown or accumulated in or about the building or in the compounds, corridors or any other portion or portions of the building.

9.7 Both the parties hereto shall permit other's agents, workmen and representatives at all reasonable time to enter into others allocation and every part thereof for the purpose of repairing, maintaining, rebuilding, cleaning and keeping the building and it's common areas in good order and condition.

ARTICLE - X. LANDOWNERS' OBLIGATION

10.1 The land owner do hereby agree and covenant with the developer that during the subsistence of the agreement not to let out, grant, lease, mortgage and / or charge or part with possession of the said premises or

any portion thereof without the consent in writing of the developer with effect from the date of present agreement hereof.

10.2 The land owner will deliver the vacant possession of the under mentioned First Schedule property to the developer.

10.3 That the top roof will be common amongst all the owners of the different flats.

10.4 The land owner will have no right over the old structure.

10.5 For each flat the land owner will pay the cost of lift, transformer to the developer and charges of own electric meter will be paid by the land owners.

10.6 For installation of new transformer in flat and individual electric meter installation will be depends upon the concerned electric supply office, the developer has no liabilities in this matter. But the developers will effort at that matter.

ARTICLE - XI, DEVELOPER'S OBLIGATION

11.1 The developer doth hereby agree and covenant with the land owner to complete the constructional work of the said multistoried building within 36 months from the date of obtaining of sanctioned building plan and the said period will be extended for a further period of six months due to non availability of labour, local problems and strike and such other things which is beyond control of the Developer.

11.2 The developer hereby agree/s and covenant/s with the land owner not to transfer and / or assign the benefits of the land owner arisen out of the

present agreement or any portion thereof to any third party without the consent in writing of the land owner.

ARTICLE - XII MISCELLANEOUS

12.1 The land owner and the developer have entered into the present agreement purely as a contract and nothing contained herein shall be deemed to construct as a partnership between the developer and the Landowner or as a Joint Venture between the parties hereto in any manner nor shall the parties hereto constitute an association of persons.

12.2 Any notice required to be given by the developer to the land owner shall without prejudice to any other mode of service available be deemed to have been served on the land owner if delivered by hand and duly acknowledged or sent by speed/registered post with or without due acknowledgement and shall likewise be deemed to have been served on the developer by the land owner if delivered by hand and acknowledged or sent by registered post with due acknowledgement to the registered office of the developer.

12.3 The developer and the land owner shall mutually frame scheme for the management and the administration of the said building and / or common parts thereof. After completion of the said building the land owner hereby agree to abide by all the rules and regulations to be framed by any society / association /holding organization and / or any other organization who will be in charge or such management of the affairs of the building and / or common parts thereof and hereby given their consent to abide by such rules and regulations.

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12.4 The name of building shall be decided later on by the developer and the owner jointly.

12.5 As and from the date of completion of the multi storied building as well as upon delivery of possession, the developer and / or its transferees and the land owner and / or his/her transferees shall each be liable to pay and bear proportionate charges on account of Municipal rates and charges and other Government / Statutory taxes & outgoings payable in respect of their respective allocations.

12.6 The land owner shall deliver original of all the deeds and other papers and documents relating to the said premises simultaneously as the case may be with the execution of these present to the developer and the same shall remain with the developer during the full period of construction.

ARTICLE - XIII FORCE MAJEURE

13.1 The parties hereto shall not be considered to be liable for any obligations performance of which would have been prevented by the existence of the force majeure and shall be suspended from the obligations during the duration of the 'force majeure'.

13.2 Force majeure shall mean flood, earthquake, riot, war, storm, tempest, civil commotion, strike and / or any other act of commission beyond the control of the parties hereto.

THE FIRST SCHEDULE ABOVE REFERRED TO

(The Land)

ALL THAT undivided ~~Dekan~~ land measuring about **6.57** (Six point Five Seven) Decimal which ~~is~~ and situated at Mouza - **Kalikapur**, J.L. No. -

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98, R.S. & L.R. Plot No. **57/1500** under L.R Khatian No **5039, 1282 & 1283**, together with one storied **40** year old residential house measuring **400** sq. ft floor cemented, Holding No. **149/143/82 & 150/144/83/A**, under ward no **12 (13+14)** of Bolpur Municipality, P.S. **Bolpur**, A.D.S.R.O - **Bolpur**, District - **Birbhum** Entire property is butted and bounded by :-

ON THE NORTH : House of Pradip Dutta.
ON THE SOUTH : 10 ft wide Road.
ON THE EAST : Plot no 55.
ON THE WEST : 60 ft wide Road.

(Near Trisulapatty Road)

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS' ALLOCATION)

OWNER'S ALLOCATION : As a consideration of said property the owner's shall get 40% of the multi-storied proposed building to be allocated to the owners as per sanction plan together with proportionate undivided share of land and all common facilities and amenities attached to the other flats/apartments/shops/garages in the said premises by the Developer to the Owner. But Ownership of the ultimate Roof excluding space for water reservoir, lift machine room will be always with the Owner/Purchaser.

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The entire constructed area of the proposed multistoried building to be constructed upon all over the First Schedule of the Property together with

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proportionate share of land underneath and right to use of common facilities, common parts and common amenities of the proposed multistoried building save and except owner's allocation.

THE FOURTH SCHEDULE ABOVE REFERRED TO

(Specifications)

1. **STRUCTURE:** Building designed with R.C.C. Frame structure which rest on individual column. Design approved by the competent authority.
2. **EXTERNAL WALL:** 8"/5" thick brick/block wall and Plastered with cement mortar and 5" on cunty liver.
3. **INTERNAL WALL:** 5" or 3" thick brick/block wall and Plastered with cement mortar and plaster of paris finish/putty.
4. **FLOORING:** Flooring will be of tiles with 4" scarting.
5. **TOILET:** Bath room fitted up to 5' height with white glazed tiles of standard brand. Toilett containing one white commode of standard brand with standard P.V.C. cistern, All fittings are in standard type .One was hand basin, in dining space of each flat, one PVC door will be provided in toilett.
6. **KITCHEN :** Open Kitchen, 7 ft length black stone cooking platform and steel sink, 2 ft 6 inches height glazed standard tiles above the platform to protect the oil spot.
7. **DOORS:** All doors of good quality flash door, all door frame will be of sall wood.
8. **WINDOWS:** Alluminium/channel window with glass fittings along with, outside /integrated grill.
9. **WATER SUPPLY:** Water supply around the clock is assured for which necessary arrangement will be made.
10. **PLUMBING:** Toilett concealed wiring with one bibcock, one shower, all fittings are of standard quality.

11. VERANDAH: Verandah grill will be provided up to 2 ft 6 inches height top of floor.

ELECTRICAL WORKS :-

1. Full concealed wiring.
2. In Bed room: 11 points in double bed room and 6 points in single bed room including A.C point in one bed room.
3. Living / Dining room: Two light points one Fan points, One 6 amp cum 15 amp. Plug.
4. Kitchen: One light point, one Exhaust fan point and one 15 amp plug point.
5. Toilet: One light point, one Exhaust fan point and one plug point for geyser.
- 5.A. Attached Toilet : One light point, one Exhaust fan point.
6. Verandah: One light point and one 5 amp plug point.
7. One light point at main entrance.
8. Calling bell: One calling bell point at the main entrance of said flat.

PAINTING :-

- a) Inside wall of the flat will be finished with putty and primer and external wall with super snowcem or equivalent.
- b) All door and windows frame and shutter painted with two coats white primer (except main door)

EXTRA WORK: Any work other than specified above would be regarded as extra work for which separate payment is required to be made.

THE FIFTH SCHEDULE ABOVE REFERRED TO

COMMON PARTS, FACILITIES AND AMENITIES : Shall mean the area and amenities annexed to the said building to be erected over the first schedule of the property which includes entrance of the building, Lift, stair case & stair ways in all floors, landing in all floors, common passage on ground

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floor, boundary wall, parapet wall, pump room (If any), septic tank, electric meter room, car parking space, water pipe lines, drain, pipe line and proportionate share of land underneath, underground water reservoir, over head water tank, water pump and motor, top roof and other facilities which may be required for enjoyment, maintenance or management of the said building by all the occupiers of the building.

WITNESS WHERE OF we the Owners and developer hereto have set and subscribed hereunto our hands and seal on this 17th day of February 2023.

SIGNED, SEALED AND DELIVERED

By the principals in the presence of

WITNESSES :-

md. Azharul Kazi
S/O Rashad. Kazi
BOLPUR.
TRISUKAPALLY.
DIRBHAM

✓ Pranoti Saha
✓ Sudip Kumar Saha
✓ Pranip Saha

SIGNATURE OF THE OWNERS

B. N. CONSTRUCTION

✓ Pranip Saha
Proprietor

SIGNATURE OF THE DEVELOPERS

Type, Drafted & Prepared by :

Sayantana Ghosh

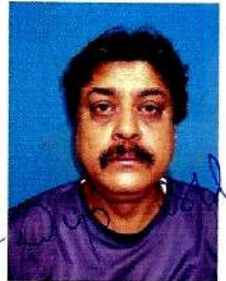









SAYANTAN GHOSH

Advocate











Enrolment no **WB 1278/2001**

OWNER			Left		
 <p><i>Prasanna Kumar</i></p>					
			Right		

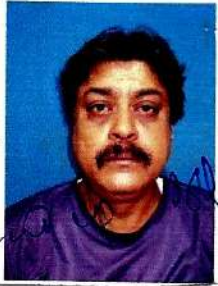










- Prasanna Kumar

OWNER			Left		
 <p><i>Prasanna Kumar</i></p>					
			Right		

- Prasanna Kumar


OWNER			Left		
 <p><i>Sudhakar Kumar</i></p>					
			Right		

- Sudhakar Kumar

DEVELOPER				Left	
					
			Right		
					

Handwritten signature

IDENTIFIER



md. Azamul Kazi

7475 6116 2163



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230300028238

1508/23

GRN Details

GRN: 192022230300028238
GRN Date: 17/02/2023 12:20:09
BRN : 1012056849913
Gateway Ref ID: IGAPDSMAE7
GRIPS Payment ID: 170220232030002822
Payment Status: Successful
Payment Mode: SBI Epay
Bank/Gateway: SBIPay Payment Gateway
BRN Date: 17/02/2023 12:20:31
Method: State Bank of India NB
Payment Init. Date: 17/02/2023 12:20:09
Payment Ref. No: 2000429332/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Pronoti Dutta
Address: Bolpur Trisulapatty, Birbhum
Mobile: 9232471302
Period From (dd/mm/yyyy): 17/02/2023
Period To (dd/mm/yyyy): 17/02/2023
Payment Ref ID: 2000429332/2/2023
Dept Ref ID/DRN: 2000429332/2/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000429332/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	2020
2	2000429332/2/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	2041

IN WORDS: TWO THOUSAND FORTY ONE ONLY.

PAID

Major Information of the Deed

Deed No :	I-0303-01508/2023	Date of Registration	17/02/2023
Query No / Year	0303-2000429332/2023	Office where deed is registered	
Query Date	16/02/2023 8:14:44 PM	A.D.S.R. BOLPUR, District: Birbhum	
Applicant Name, Address & Other Details	Sayantan Ghosh Bolpur, Bhubandanga, Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204, Mobile No. : 9232471302, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 34,97,116/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,020/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



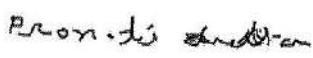


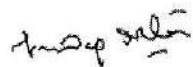



District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: Trisulapatty road, Mouza: Kalikapur, JI No: 98, Pin Code : 731204

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-57/1500 (RS :- 57/1500)	LR-5039	Bari	Dokan	1.73 Dec		7,43,114/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L2	LR-57/1500 (RS :- 57/1500)	LR-1282	Bari	Dokan	2.6 Dec		11,16,819/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
L3	LR-57/1500 (RS :- 57/1500)	LR-1283	Bari	Dokan	2.24 Dec		9,62,183/-	Width of Approach Road: 60 Ft., Adjacent to Metal Road,
		TOTAL :			6.57Dec	0 /-	28,22,116 /-	
	Grand Total :				6.57Dec	0 /-	28,22,116 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	400 Sq Ft.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	400 sq ft	0 /-	6,75,000 /-	

Land Lord Details :



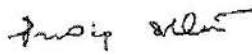
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Ms Pronoti Dutta Wife of Late Biswanath Dutta Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
		17/02/2023	LTI 17/02/2023	17/02/2023
Bolpur Trisulapatty, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: iaxxxxx8r, Aadhaar No: 95xxxxxxxx4553, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				
2	Name Mr Pradip Dutta Son of Late Biswanath Dutta Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
		17/02/2023	LTI 17/02/2023	17/02/2023
Bolpur Trisulapatty, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxx3f, Aadhaar No: 58xxxxxxxx4397, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office				
3	Name Mr Sudip Kumar Dutta (Presentant) Son of Late Biswanath Dutta Executed by: Self, Date of Execution: 17/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office			
		17/02/2023	LTI 17/02/2023	17/02/2023

Bolpur Trisulapatty, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxx4c, Aadhaar No: 83xxxxxxxx6070, Status :Individual, Executed by: Self, Date of Execution: 17/02/2023
 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Office




Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	B N CONSTRUCTION Bolpur Trisulapatty, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 , PAN No.:: ADxxxxx3F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pradip Dutta Son of Late Biswanath Dutta Date of Execution - 17/02/2023, , Admitted by: Self, Date of Admission: 17/02/2023, Place of Admission of Execution: Office			
		Feb 17 2023 2:24PM	LTI 17/02/2023	17/02/2023
Bolpur Trisulapatty, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxx3f, Aadhaar No: 58xxxxxxxx4397 Status : Representative, Representative of : B N CONSTRUCTION (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Md Azfar Ali Kaji Son of Abdur Rasid Kaji Bolpur Trisulapatty, Chandidas Road, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204			
	17/02/2023	17/02/2023	17/02/2023
Identifier Of Ms Pronoti Dutta, Mr Pradip Dutta, Mr Sudip Kumar Dutta, Mr Pradip Dutta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Ms Pronoti Dutta	B N CONSTRUCTION-1.73 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Pradip Dutta	B N CONSTRUCTION-2.6 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Sudip Kumar Dutta	B N CONSTRUCTION-2.24 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Ms Pronoti Dutta	B N CONSTRUCTION-133.33333300 Sq Ft
2	Mr Pradip Dutta	B N CONSTRUCTION-133.33333300 Sq Ft
3	Mr Sudip Kumar Dutta	B N CONSTRUCTION-133.33333300 Sq Ft

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: Trisulapatty road, Mouza: Kalkapur, JI No: 98, Pin Code : 731204

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 57/1500, LR Khatian No:- 5039	Owner:প্রনতি দত্ত , Gurdian:বিশ্বনাথ দত্ত, Address:নিজ , Classification:দোকান, Area:0.02000000 Acre,	Ms Pronoti Dutta
L2	LR Plot No:- 57/1500, LR Khatian No:- 1282	Owner:প্রদীপ কুমার দত্ত, Gurdian:বিশ্বনাথ দত্ত, Address:ত্রিশুলা পট্টা , বোলপুর , Classification:দোকান, Area:0.03000000 Acre,	Mr Pradip Dutta
L3	LR Plot No:- 57/1500, LR Khatian No:- 1283	Owner:সুদীপ কুমার দত্ত, Gurdian:বিশ্বনাথ দত্ত, Address:ত্রিশুলা পট্টা , বোলপুর , Classification:দোকান, Area:0.02000000 Acre,	Mr Sudip Kumar Dutta

On 17-02-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:10 hrs on 17-02-2023, at the Office of the A.D.S.R. BOLPUR by Mr Sudip Kumar Dutta , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 34,97,116/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 17/02/2023 by 1. Ms Pronoti Dutta, Wife of Late Biswanath Dutta, Bolpur Trisulapatty, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession House wife, 2. Mr Pradip Dutta, Son of Late Biswanath Dutta, Bolpur Trisulapatty, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Business, 3. Mr Sudip Kumar Dutta, Son of Late Biswanath Dutta, Bolpur Trisulapatty, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Business

Indetified by Mr Md Azfar Ali Kaji, , , Son of Abdur Rasid Kaji, Bolpur Trusulapatty, Chandidas Road, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 17-02-2023 by Mr Pradip Dutta, proprietor, B N CONSTRUCTION (Sole Proprietoship), Bolpur Trisulapatty, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204

Indetified by Mr Md Azfar Ali Kaji, , , Son of Abdur Rasid Kaji, Bolpur Trusulapatty, Chandidas Road, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2023 12:20PM with Govt. Ref. No: 192022230300028238 on 17-02-2023, Amount Rs: 21/-, Bank: SBI EPay (SBIEPay), Ref. No. 1012056849913 on 17-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 2,020/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-

2. Stamp: Type: Impressed, Serial no 3243, Amount: Rs.5,000.00/-, Date of Purchase: 01/02/2023, Vendor name: M B BASU

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 17/02/2023 12:20PM with Govt. Ref. No: 192022230300028238 on 17-02-2023, Amount Rs: 2,020/-, Bank: SBI EPay (SBIEPay), Ref. No. 1012056849913 on 17-02-2023, Head of Account 0030-02-103-003-02

Thas

TANMOY KOLEY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0303-2023, Page from 30386 to 30416
being No 030301508 for the year 2023.



Digitally signed by Tanmoy Koley
Date: 2023.02.17 17:59:49 +05:30
Reason: Digital Signing of Deed.

Tanmoy Koley

(TANMOY KOLEY) 2023/02/17 05:59:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
West Bengal.

(This document is digitally signed.)
